



Office space

Prague 5, Smíchov, Hořejší nábreží

€ 15.00 / m² | CZK 371 / m²



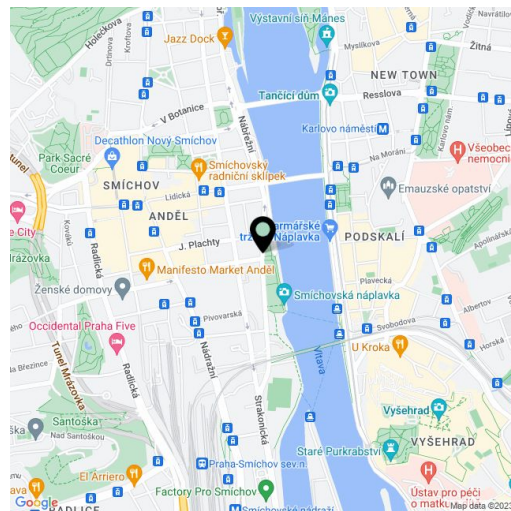


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€ 15.00 / m² | CZK 371 / m²

Service price	100 CZK monthly per m ²
Available area	7 000 m ²
Cellar	-
Parking	Yes
PENB	G
Reference number	17259



New offices with top and environmentally friendly Scandinavian architecture and design in centralized location in downtown Prague on Vltava riverside. Quickly evolving Smíchov district is popular and vibrant location with lots of services and amenities.

5 minuts walking distance from metro station Andel (line B) and shopping center Novy Smichov, 2 minutes from tram stop and train station Smichovske nadrazi. Excelent access by car to city center and to City ring road.

Comfortable, friendly working conditions, intelligent building management system, 30% more fresh air, a lot of natural light, temperature, lighting and humidity control, interior design flexibility. Terraces and thus stunning views.

Typical floor area 1 197 m² (1st-3rd floor), underground storage 284 m², total office/retail area on ground floor 815 m², 13 bike racks. The smallest unit is 400 m². The completion date is December 2014.

Design is built around the idea of respect for nature. The project is being developed to meet the Gold criteria for LEED Certification.

Benefits of Sustainable Building:

- lower utility bills, which contitute one of the top operating expences
- lower maintenance costs
- higher work productivity and lower sick leave in a sustainable building
- respect for the environment

Features and Services:

Raised floors, floor boxes (1 per 20 m²), sprinklers, air conditioning, ventilation and heating, 3 high-speed elevators, card-access system, 24-hours security and monitoring, modern BMS (Building Management System). Bike racks, changing room and showers.

Environmental features that improve building's energy efficiency:

- highly efficient AHU units, highly efficient cooling towers, humidifier
- low-speed airflow, limited flow trough cooling beams, consistent air pressure in ducts
- office lights operation in several zones
- minimal external light pollution
- separate metering of energy and water consumption
- high-efficiency fixtures, including automatic fixture sensors, restrictors, dual-flush water
- green roof
- CO2 monitoring, indoor/outdoor

Rental price EUR 15 - 15,75/m²/month. The listed prices are excluding



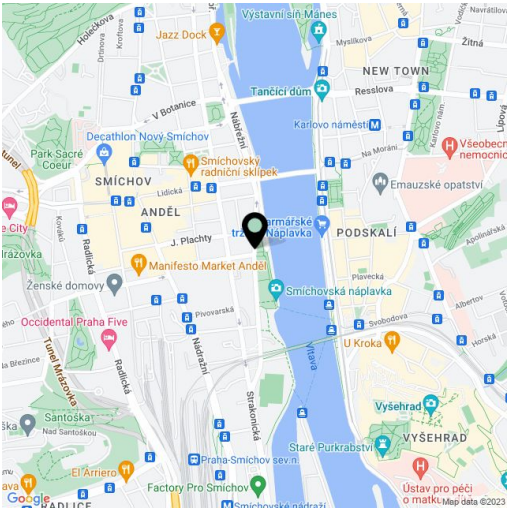
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VAT. Lessee pays no commission.

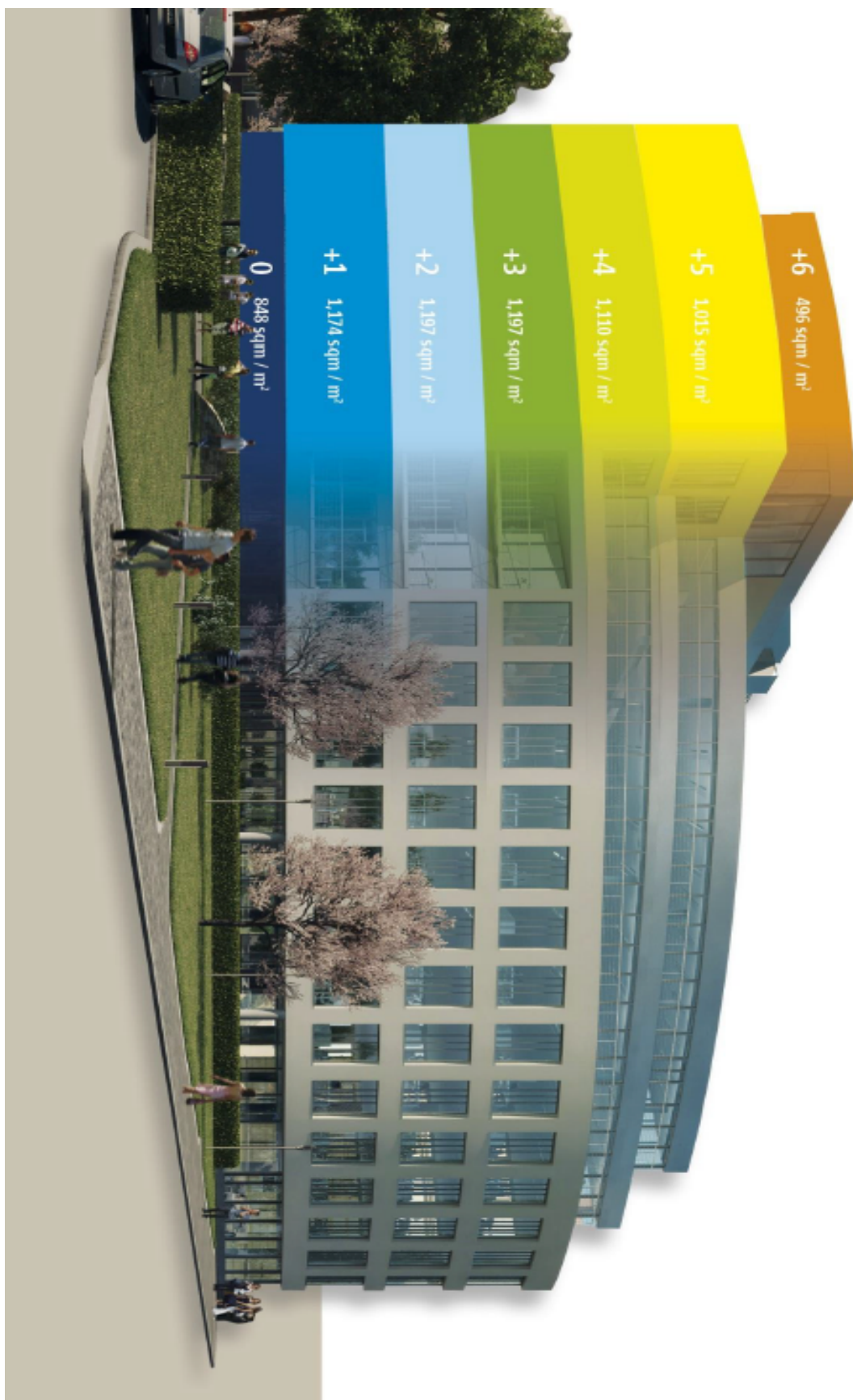




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